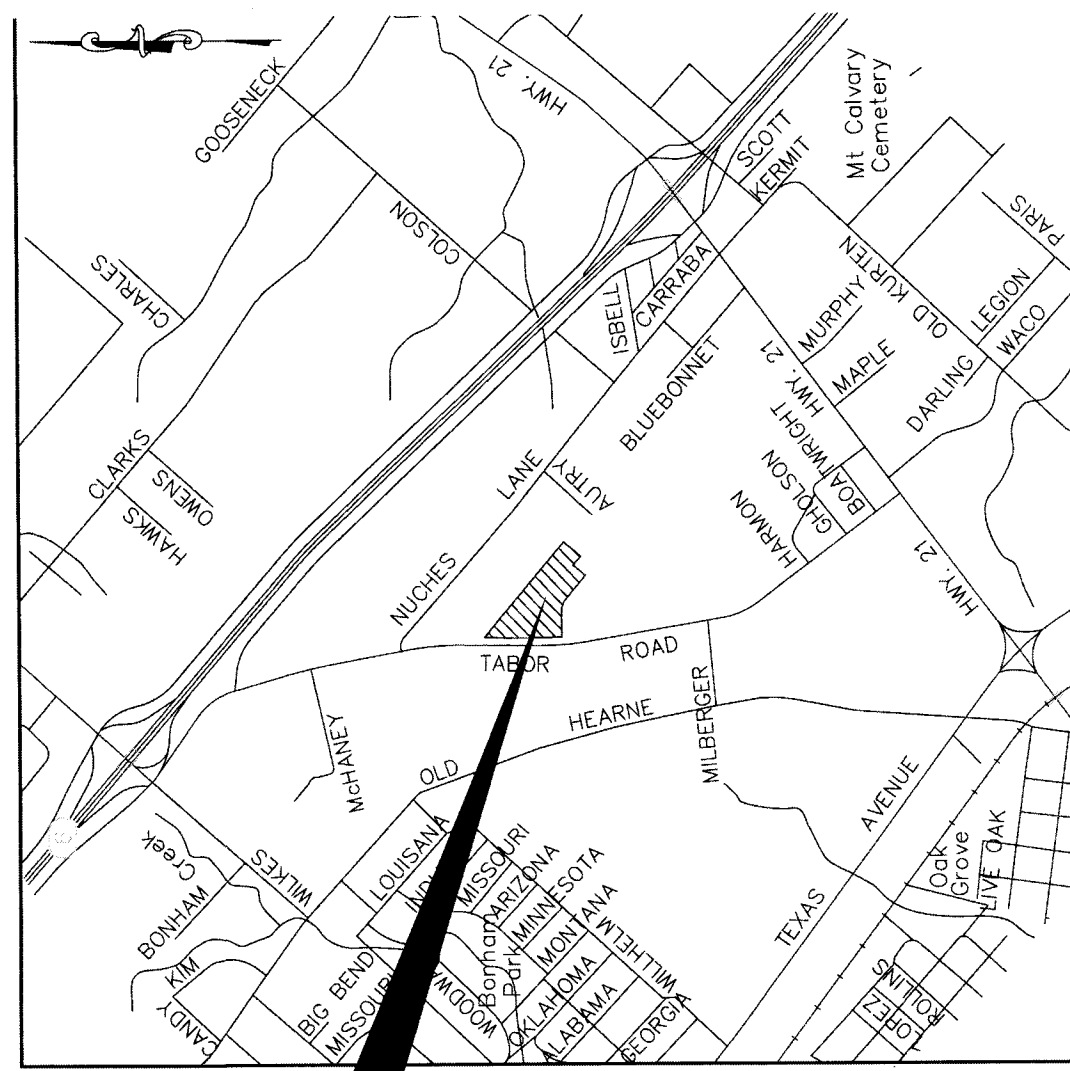
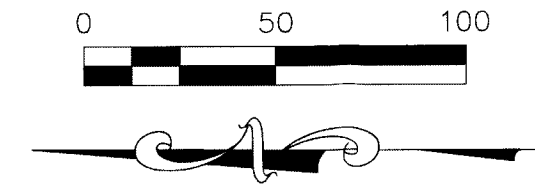


1. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0205F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.
2. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.
3. LOCATION OF THE UNDERGROUND PIPELINE IS APPROXIMATED.
4. TYPICAL BSL:  
FRONT - 25'  
SIDE - 7.5'  
SIDE STREET - 15'  
REAR - 7.5'



SITE  
LOCATION

LOCATION MAP  
NOT TO SCALE

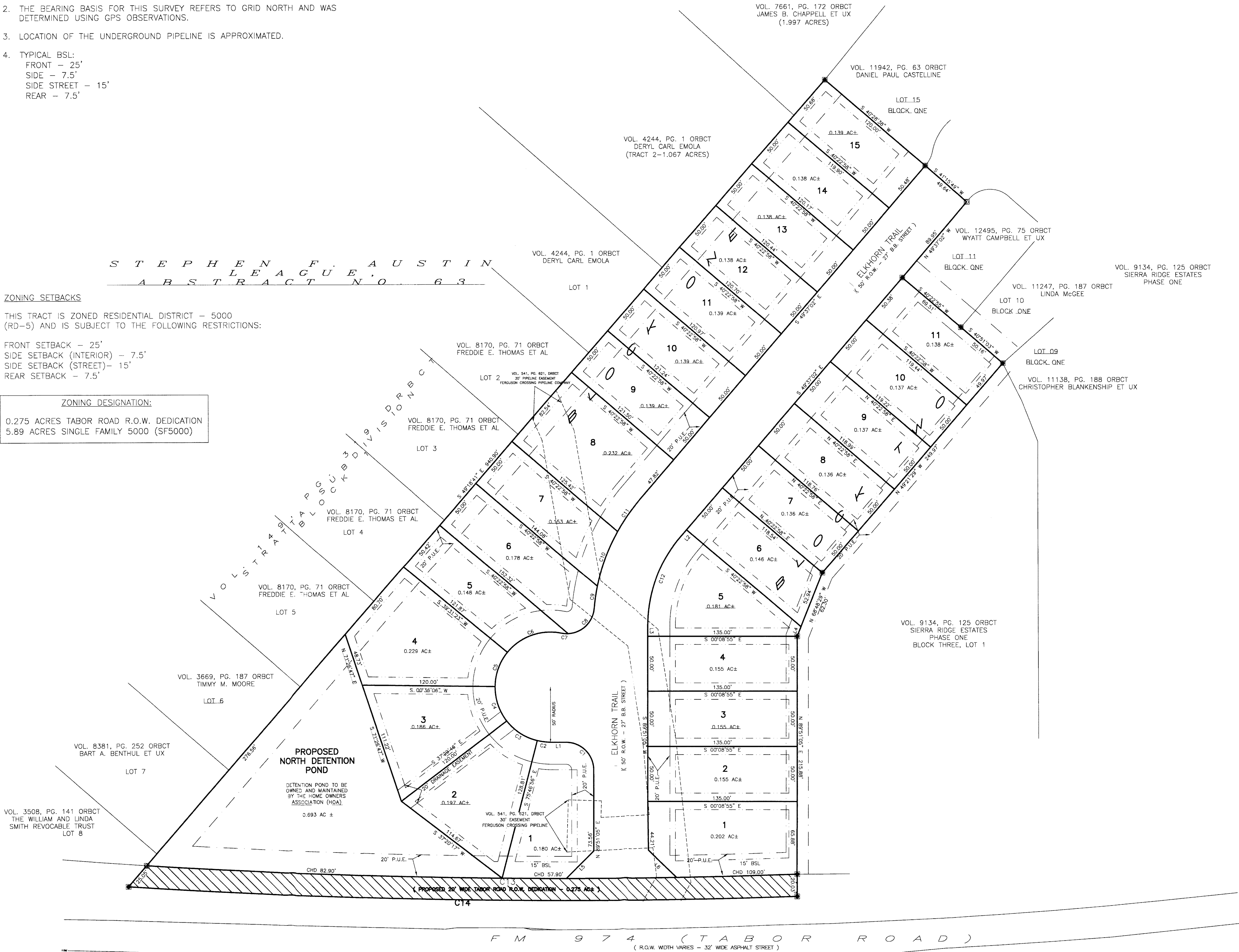
#### ZONING SETBACKS

THIS TRACT IS ZONED RESIDENTIAL DISTRICT - 5000 (RD-5) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

FRONT SETBACK - 25'  
SIDE SETBACK (INTERIOR) - 7.5'  
SIDE SETBACK (STREET) - 15'  
REAR SETBACK - 7.5'

#### ZONING DESIGNATION:

0.275 ACRES TABOR ROAD R.O.W. DEDICATION  
5.89 ACRES SINGLE FAMILY 5000 (SF5000)



FIELD NOTE DESCRIPTION OF 5.885 ACRES, MORE OR LESS, IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT 63, BRAZOS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 6.16 ACRES IN A DEED TO L&BS INVESTMENTS, LLC RECORDED IN VOLUME 13267, PAGE 227, ORBCT (OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" capped iron rod found in the east right-of-way line of FM 974 (also known as Tabor Road), for the most northwesterly corner of Lot 1, Block Three of Sierra Ridge Estates, Phase One recorded in Volume 9134, Page 125, ORBCT and for the most westerly corner of this description;

THENCE leaving Sierra Ridge Estates, Phase One and the POINT OF BEGINNING, with the east right-of-way line of said Tabor Road along a curve to the right with a delta of 05°55'20", a radius of 5709.58 feet, an arc length of 590.15 feet and a chord which bears N 00°41'54" E a distance of 589.89 feet to a 1/2" iron rod set in same for the west corner of the Stratta Subdivision recorded in Volume 149, Page 319, DBCT (Deed Records of Brazos County, Texas) and for the north corner of this description;

THENCE leaving said Tabor Road and with the southwest line of said Stratta Subdivision S 49°18'41" E a distance of 940.90 feet to a 5/8" capped iron rod found in the southwest line of that tract called 1.997 acres in a deed to James B. Chappell et al recorded in Volume 7661, Page 172, ORBCT for the north corner of Lot 15, Block One of said Sierra Ridge Estates, Phase One and for the most easterly corner of this description;

THENCE leaving said Chappell tract and with the northwest line of Lot 15, Block One of said Sierra Ridge Estates, Phase One S 40°28'38" W a distance of 120.00 feet to a 1/2" capped iron rod found in same and S 41°15'49" W a distance of 49.64 feet to a 1/2" iron rod set in the northeast line of Lot 11, Block Two of said Sierra Ridge Estates, Phase One and for a southerly corner of this description;

THENCE with the northeast line of Lot 11, Block Two of said Sierra Ridge Estates, Phase One N 49°37'02" W a distance of 89.95 feet to a 1/2" capped iron rod found for the north corner of said Lot 11 and for an interior corner of this description;

THENCE with the northwest line of Lot 11, Block Two of said Sierra Ridge Estates, Phase One S 40°22'55" W a distance of 69.51 feet to a 5/8" capped iron rod found for the west corner of Lot 11 and for the north corner of Lot 10 of said Sierra Ridge Estates, Phase One;

THENCE with the northwest line of Lot 10, Block Two of said Sierra Ridge Estates, Phase One S 40°51'03" W a distance of 50.16 feet to a 5/8" capped iron rod found for the west corner of Lot 10, for the north corner of Lot 9, Block Two of said Sierra Ridge Estates, Phase One, for the most easterly corner of the previously mentioned Lot 1, Block Three of said Sierra Ridge Estates, Phase One and for the most southerly corner of this description;

THENCE leaving Lot 9, Block Two and with the northeast line of Lot 1, Block Three of said Sierra Ridge Estates, Phase One the following three courses

1. N 49°21'20" W a distance of 249.97 feet to a 5/8" capped iron rod found;
2. N 68°48'29" W a distance of 62.30 feet to a 5/8" capped iron rod found;
3. S 89°51'05" W a distance of 215.88 feet to the POINT OF BEGINNING. The bearing basis for this description refers to Grid North and was determined using GPS observations.

LINE	BEARING	DISTANCE
L1	N 00°08'55" W	14.01'
L2	S 49°37'02" E	7.83'
L3	N 89°51'05" E	9.87'
L4	S 68°48'29" E	9.35'
L5	N 45°09'12" W	35.35'
L6	S 43°57'11" W	35.43'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	S 44°51'05" W	35.35'
C2	12°33'15"	54.96'	12.04'	N 07°04'20" E	12.02'
C3	38°19'18"	50.00'	33.44'	N 32°49'34" E	32.82'
C4	38°24'28"	50.00'	33.52'	N 71°11'27" E	32.89'
C5	38°33'55"	50.00'	33.65'	S 70°19'21" E	33.02'
C6	62°13'18"	50.00'	54.30'	N 19°55'44" W	51.67'
C7	14°20'37"	25.00'	6.26'	N 04°00'36" E	6.24'
C8	82°35'44"	24.98'	35.67'	N 44°13'12" W	32.84'
C9	6°42'25"	175.00'	20.49'	S 81°55'29" E	20.47'
C10	17°55'59"	170.91'	53.49'	N 69°48'56" W	53.28'
C11	11°26'35"	175.00'	34.95'	S 55°20'19" E	34.89'
C12	40°31'53"	125.00'	88.43'	S 69°52'58" E	86.59'
C13	6°03'50"	5729.58'	606.40'	N 00°48'21" E	606.12'
C14	6°03'56"	5729.58'	606.55'	N 00°46'38" E	606.27'

#### LEGEND

- ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- DBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT

## FINAL PLAT OF SIERRA RIDGE ESTATES PHASE TWO

BLOCK ONE - LOTS 1-15,  
BLOCK TWO - LOTS 1-11

MAY 2016

SCALE 1" = 50'

#### OWNER/DEVELOPER:

L&BS INVESTMENTS, LLC  
2503 TABOR ROAD  
BRYAN, TEXAS 77803  
(979) 778-3333

#### ENGINEER:

DAVID D. AGEE, P.E.  
PAYNE INDUSTRIES, LLC  
121 W. BUCK STREET  
CALDWELL, TEXAS 77836  
(979) 567-4500

#### SURVEYOR:

Phillip C. Payne,  
RPLS No. 6064  
Payne Industries, LLC  
121 W. Buck St.  
Caldwell, TX 77836  
(979) 567-4500  
FIRM RECORD NUMBER 10193780 & F-1007